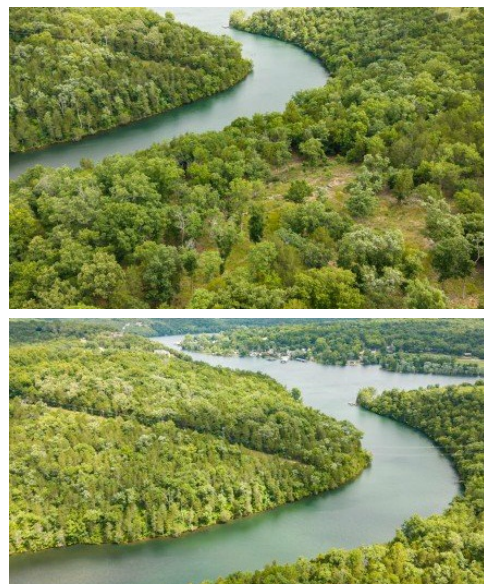
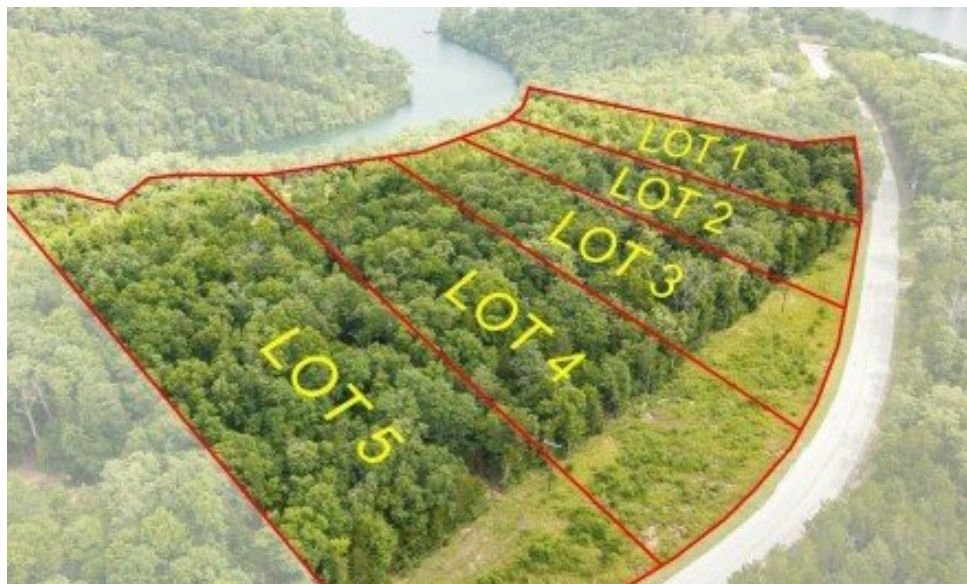


1701 Rustic Acres
Kirbyville, MO 65679



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MLS# SOM60330988



\$586,311

RARE LAKEFRONT OPPORTUNITY to own approximately 4.89+/- acres with about 214.58+/- linear feet of Lake Taneycomo shoreline just minutes from Branson! Lot 5 combines lake and woodland views, privacy, natural Ozarks beauty, and convenient access to Downtown Branson, Branson Landing, groceries, restaurants, hardware, and other everyday services. Located on a paved, dead-end road with no through traffic, this property offers a peaceful setting for a custom home, vacation retreat or long-term investment. Distinctive features include Natural rock outcroppings that provide a beautiful backdrop for creative home and landscape design, while deer and wild turkey are regularly seen in the area. Significant tree clearing has already been completed, but the driveway and utility route remain open so the buyer can plan a preferred homesite, approach and landscaping. Soil testing has been completed and a potential septic-field location identified. Seller-provided information regarding sample wastewater systems, well estimates, electric service and county driveway requirements is available for review. Lake Taneycomo is widely known for outstanding rainbow and brown trout fishing and is stocked regularly by the Missouri Department of Conservation. The tract offers potential for a private dock, subject to U.S. Army Corps of Engineers



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EXP Realty, LLC.

For full listing details, please scan:

